

Core Services Maintenance Facility March 26, 2013

Proposed Additions/Changes to the RFP
&
Next Steps

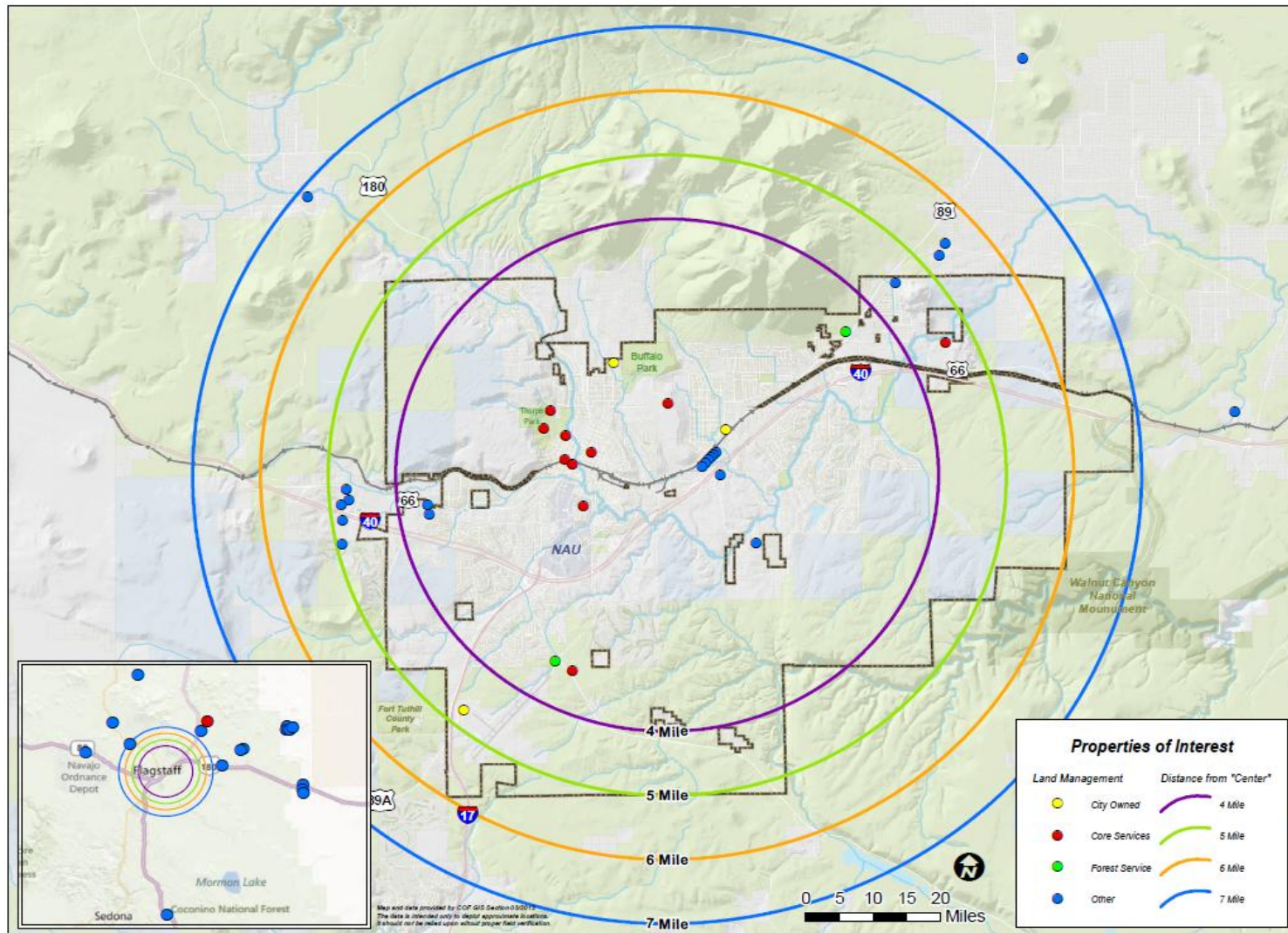


Topics for Discussion

- Background/History
- Previous RFP Scope with proposed additions
 - Recap of existing Core Services locations
 - Some identified new locations
 - Potential City owned locations
 - Consideration of direct sale with the Forest Service
- Previous RFP Process with proposed revisions
(Advertisement, Pre-proposal Conference, Evaluation Criteria and Proposer's Shortlist, Formal Discussions and Best and Final Offers)



Available Properties



Request For Proposal (RFP) Advertisement

- **PREVIOUS RFP ADVERTISEMENT METHODOLOGIES**
(May 30, 2012):
 - ***RFP open for prospective offerors three (3) weeks***
 - ***RFP advertised twice in the AZ Daily Sun one (1) week apart***
 - ***RFP posted to our City website***
-

- **PROPOSED REVISED ADVERTISEMENT METHODOLOGIES:**
 - ***RFP open minimum of six (6) weeks***
 - ***RFP advertised three (3) times, two (2) weeks apart***
 - ***Conduct public outreach***



Pre-proposal Conference

PREVIOUS RFP PRE-PROPOSAL CONFERENCE:

- *Non-mandatory, Pre-proposal conference*
 - *Individuals or companies in attendance had the opportunity to ask questions*
-

PROPOSED REVISED PRE-PROPOSAL CONFERENCE:

- *Consider mandatory pre-proposal conference*
- *Conduct on-site tour of existing Public Works yard and the McAllister Ranch.*

Evaluation Criteria

PREVIOUS RFP EVALUATION CRITERIA:

- *Location (20%)*
 - *Quality of on-site and off-site infrastructure (20%)*
 - *Useable existing facilities that would interact with the public works functions (20%)*
 - *Possible phased approach to purchase property (10%)*
 - *Possible purchase of current City owned property (30%)*
-

PROPOSED REVISED EVALUATION CRITERIA:

- *Location (30%)*
- *Quality of on-site & off-site infrastructure (25%)*
- *Useable existing facilities that would interact with the public works functions (15%)*
- *Possible phased approach to purchase property (10%)*
- *Possible purchase/exchange of current City-owned property (15%)*
- *Offer price (5%)*

RFP Process:

Proposers Shortlist, Formal Discussions, Best and Final Offers

PREVIOUS RFP PROCESS:

- *None of the RFP process formalities above were conducted due to only one proposer*

PROPOSED REVISED RFP PROCESS:

- *Assuming we will have competition:*
 - *Short-list*
 - *formal discussions*
 - *best and final offer phase.*



Thank You for Your Consideration

Questions?

